

FOR SALE

Lake Humphreys Area A - Lot 8 (Improvements Only) 7324 Antler Drive Marlow, Oklahoma

Real Property Consist of: A Nice 2 Bedroom Frame Home (Approximately 1,392 square feet), Master Bedroom (12'x16') with Walk-In Closet, Large Living Room (18'x24'), Kitchen with Breakfast Area, Utility Room and a 1-3/4 Bath.

Improvements: Include a Metal Roof on Home (June 2005), Detached Prestige Metal Building/Storage Area (20'x30') Like New (6/20/10), Open Back Porch (8'x44'), and Open Front Porch (5'x22'). All situated on a Nice Lot with Lake View with 99' Frontage, 153' Back and 250' Deep.

Additional Improvements: New Double Car Carport (2014) and Expanded the Indoor Storage in Prestige Metal Building. Lake House has a new Well Casing, New Pump and Electric Wiring (2016), Culligan Filtration and Softner with Deluxe Culligan Water Filters in Kitchen (2016), New Flooring (2016), New Central Heat - Heat Pump and Central Air (2017), Fenced in the Yard in 2018 and New Hot Water Tank (2019). (The Improvements were made by the Current Owners Mr. and Mrs. Narvaiz - Don and Genie).

Broker's Note: This is a nice Home, custom built by Mr. and Mrs. Goad (Bueford and Helen) in 1976. Home is situated in a Good Location with a Great View. The Home has had a number of Improvements in the past 3 years. Please see to Appreciate!

\$69,500

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